

**DELINQUENT TAX PROPERTIES OWNED
BY SUMNER COUNTY AND AVAILABLE
FOR PURCHASE**

Delinquent tax properties may be available for purchase through the Sumner County Delinquent Tax Committee and the Office of the Law Director. These properties have already been through one or more Tax Sales by the Sumner County Clerk & Master and DID NOT SALE at the auction.

After the statutory redemption period passed, the parcels were placed with the Sumner County Delinquent Tax Committee. These parcels are available for purchase.

However, before making a bid or offer to purchase a delinquent tax parcel, thoroughly investigate the property.

Each parcel is sold AS IS and contains no warranty whatsoever.

THE PROCEDURE TO BID ON A PARCEL IS AS FOLLOWS:

(1) **-A written bid must be mailed to:**

**Leah May Dennen
Office of the Law Director
355 N. Belvedere Drive
Room 303
Gallatin, Tennessee 37066**

-In the written bid, include the map & parcel, and address (if available) of the parcel you wish to start bidding.

-Include also, your opening bid amount and your return address.

-The opening bid can be for any amount and can be less than the taxes presently due on the property.

-It is NOT necessary to personally call or visit the office. Bids must be in writing to start the bidding process. Bids can be mailed to the address set forth above or faxed to 615-451-6061.

(2) **With an initial bid, Sumner County will begin a written auction where all surrounding property owners are notified of the opening bid. A notice is also placed in the local newspaper.**

-Anyone can then submit a written bid or offer on the parcel.

-At the end of this first bidding cycle, all bids received will be tallied and all interested bidders will be notified of the highest bid offered.

-All interested bidders will be allowed to raise the highest bid by replying in writing to the second bidding cycle.

-The written bidding cycles continue until only one bidder remains and the highest bid is achieved. The highest bid will be the successful bidder. *(Some auctions have lasted over a year when many people are interested in a parcel).*

-The sale must then be approved by the various county committees and County Commission as well as any city where the land might be located.

(3) -Once all approvals are obtained the successful bidder will pay any costs plus their winning bid amount.

-Once all fees have been paid, a quitclaim deed will be issued to the successful bidder.

(4) In the event a winning bidder does not complete the purchase within thirty (30) days of notification to provide payment, the next high bidder will be offered the opportunity to purchase the parcel.

(5) -Successful bidders will receive a tax and/or quitclaim deed.

-Sumner County and/or any city where the parcel is located, makes NO representation of fitness for use or as to title, lot size, other potential liens and parcel issues or claims.

-Be aware that a parcel could NOT be the size shown on the map and could also contain many adverse conditions.

-All potential buyers should carefully inspect the parcel before bidding. Sumner County employees cannot give legal advice regarding the purchase of delinquent tax property.

-The property is being sold AS IS, WHERE IS.

-For the payment of unpaid property taxes consult an attorney or title expert about the pitfalls of purchasing delinquent tax properties.

The properties presently available for bidding from the Sumner County Delinquent Tax Committee are:

PROPERTY IN THE NAME OF DELINQUENT TAX COMMITTEE

<u>District</u>	<u>Map/Parcel</u>	<u>Street Name</u>	<u>City Limits</u>
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As of 12/16/2009 there are no properties in the name of the Delinquent Tax Committee available for purchase.

While Sumner County officials as well as the Sumner County Law Director and staff will be glad to assist you in any manner that they can, they cannot provide advice about individual parcels or counsel with regard to issues which could arise from delinquent tax property sales. Persons interested in these properties must personally evaluate the parcel and independently seek advice in order to determine if a purchase is appropriate for their needs.